



BAHRAM COURT, MINT STREET, LONDON, E2
£700,000 LEASEHOLD

AWARD-WINNING THREE-BEDROOM PENTHOUSE WITH SOUTH-FACING TERRACE AND WINTER GARDEN, BAHRAM COURT, E2

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DESCRIPTION:

Set on the sixth and top floor of the award-winning Bahram Court, this exceptionally bright three-bedroom apartment extends to approximately 1,030 sqft and has a south-facing terrace, a glazed winter garden and far-reaching views across East London.

Designed by Pitman Tozer Architects and completed in 2014, Bahram Court forms part of the Mint Street development, which received a RIBA London Regional Award in 2015. The building is accessed by lift or stairs, and the apartment's front door opens onto a wide central hallway with built-in storage for coats and shoes.

The living space runs the full width of the south side. The kitchen, dining and living areas are arranged in a single open-plan room, with engineered oak flooring throughout and full-height glazing along the terrace side. The kitchen has a long run of white cabinetry, a natural quartz worktop and integrated oven, hob, dishwasher and fridge-freezer, with the washing machine housed in a separate utility cupboard.

Full-height glazed doors open directly from the living room onto the private terrace, with plenty of room for a table, seating and plants. There are open views across the surrounding rooftops towards Canary Wharf. Alongside it is the winter garden, a glazed and sheltered room that works equally well as a home office or reading nook.

The three bedrooms are on the opposite side of the apartment. Two are doubles of almost 14ft, and the third is a flexible room suited to use as a bedroom, nursery, guest room or dedicated home office. A family bathroom with shower over the bath and a separate WC completes the accommodation. The apartment has an EPC rating of B.

The Area

Bahram Court sits on a quiet street between Bethnal Green and Whitechapel. Weavers Fields and Bethnal Green Gardens (with padel, tennis and basketball courts) are a short walk away, and Victoria Park, the Regent's Canal and London Fields are all within easy reach, as are Columbia Road, Broadway Market and Hackney Road.

The area has an unusually strong concentration of independent restaurants, cafés and bars. Local favourites include E Pellicci, Bistrottheque, Coupette and Satan's Whiskers, with the restaurants, galleries and nightlife of Shoreditch a short walk or cycle away.

Bethnal Green Underground (Central line) and Bethnal Green Overground (Weaver line) are both approximately five minutes' walk. Whitechapel station, with the Elizabeth, District and Hammersmith & City lines, is also close by, and the City is reachable quickly by public transport, bicycle or on foot.

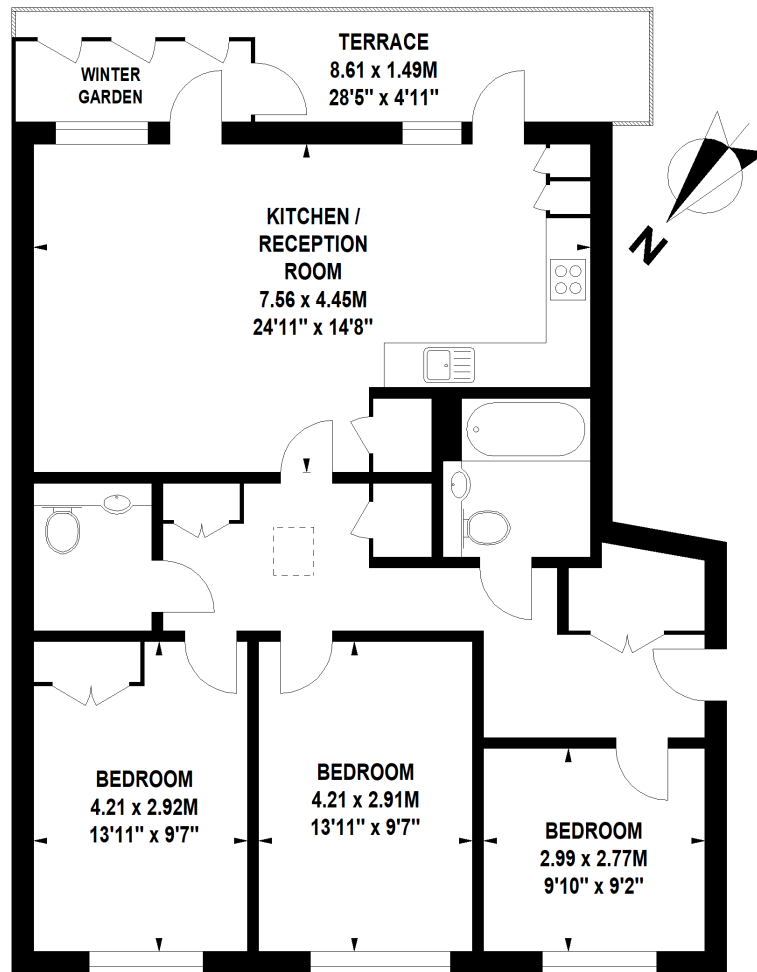
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Approximate Gross Internal Area 95.7 sq.m / 1030 sq. ft



Sixth Floor

Measurements taken from development brochure

Floor Plan produced for WINKWORTH by Mays Property Marketing © . Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/SO260249>

Tenure: Leasehold

Term: 112 year and 3 months (Subject to change)

Service Charge: £2,988 per annum (approx.)

Ground Rent: £450 Annually (Subject to review)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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